

**MINUTES
SELECTMEN'S MEETING
GRIFFIN ROOM, TOWN HALL
MONDAY, MAY 18, 2015
6:30 P.M.**

APPROVED

SELECTMEN PRESENT: Ballantine, Cebula, Hughes, LaMantia, McManus

OTHERS PRESENT: Town Administrator Christopher Clark, John Rendon, Heinz Proft, Barbara-Anne Foley, Jim Cheverie, Richard Gunderson, Barry Knowles, Sally Urbano, Lou Urbano, and others.

MEETING CALLED TO ORDER at 6:30 p.m. by Chairman Ballantine.

Chairman Ballantine reported that the Board had just come out of Executive Session where they discussed the Hall and Sutphin properties.

WEEKLY BRIEFING

Mr. Hughes presented plaques to Mr. McManus and Mr. Ballantine recognizing them for their very significant service to the Town. Mr. McManus and Mr. Ballantine thanked the citizens for putting their faith in them and allowing them the privilege to serve as Selectmen.

PUBLIC COMMENT/ANNOUNCEMENTS

Mr. LaMantia commented on an editorial in the Cape Cod Times entitled "Telling the Truth" and a letter to the Chronicle entitled "Who's the Boss in Harwich?"

The Board took questions from Mr. Fratus about potential sewerage of the Town.

CONSENT AGENDA

- A. Approve Chapter 90 Project Request
- B. Confirm appointment of Susan Kerr as Administrative Assistant in the Treasurer/Collector's Office as recommended
- C. Approve Common Victualler license renewal for Perks
- D. Approve Weekday Entertainment license renewal for Perks
- E. Approve request for assistance from the Caleb Chase Fund
- F. Rescind committee appointments of May 11, 2015 due to posting error

Mr. McManus moved approval of the Consent Agenda and the recommended actions thereon with the exception of Item F. Mr. Hughes seconded the motion and the motion carried by a unanimous vote.

With regard to Item F, Ms. Cebula said that Interview Subcommittee interviews for these appointments did not get posted so therefore we are rescinding those appointments, are meeting with the candidates again and we will bring the appointments back. She moved to accept

rescinding these appointments for the reasons stated. Mr. LaMantia seconded the motion and the motion carried by a 4-0-1 vote with Mr. McManus abstaining from the vote.

PUBLIC HEARINGS/PRESENTATIONS (*Not earlier than 6:30 P.M.*)

A. Public Hearing – Proposed Fee Amendments to Marine Fee Schedule relative to Short-Term Dockage – *discussion and possible vote*

Mr. McManus read the hearing notice into record. Chairman Ballantine opened the hearing. Mr. Rendon outlined the amendments and took questions from the Board. Mr. Proft responded to questions from Jim Cheverie regarding the number of boats that tie up. Chairman Ballantine closed the hearing. Mr. McManus moved to approve the recommended short term tie up rates by the Waterways Committee. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote.

B. Presentation from the Middle School Re-Purpose Committee – *Larry Brophy, Chair – discussion*

Larry Brophy outlined the Committee’s findings as outlined in their report (attached). He stated that he would like the committee to follow through and find some answers. Ms. Cebula questioned what the cost is to retain the property and go through renovations. Mr. Brophy responded that the committee didn’t feel comfortable bringing forward estimates. Mr. MacAskill stated that they would need to hire professional help to do so. Mr. LaMantia stated that he is a little disappointed that there isn’t an estimated range and there is no rationale indicated for the recommendation. Mr. Brophy said they heard from a lot of people on the pros and cons.

Mr. Clark stated that we need to establish a consensus as to what we seek to accomplish, what do neighbors want on site and most importantly what is going to be palatable to Town Meeting.

Mr. Hughes commented that he was at least expecting a schematic floor plan of the two floors with allocations.

Mr. McManus stated that you need to have some program of use so you can get an idea of the cost to rehab, you need to know how much traffic there would be, how it would affect the Elementary School and how the parents feel about it. He commented that the only potential use that would dovetail nicely with the school is another school.

Ms. Cebula commented that she keeps hearing we should keep the property for municipal use but there is not enough discussion as to who would manage this and she questioned if the Town wants to be in a position to become landlords.

Mr. Clark cautioned that if the building becomes “mothballed” we won’t be able to actively market it. He suggested demolishing a portion of the building and keeping the rest for future use. Ms. Cebula stressed that the building needs to be brought up to code and the space will likely be inadequate in the future for use.

The Board took comments from Jim Cheverie, Barry Knowles, Richard Gunderson, and Gary Carreiro. Barbara-Anne Foley recommended using an organization such as SCORE to assist us in estimating the costs.

It was agreed that more members were needed on the committee. Mr. Hughes asked the committee to come back with their short term plan such as what the building might be used for and Mr. Clark asked the committee for a recommendation on how to move forward. Chairman Ballantine asked that in the next few weeks the committee outline how they are going to get some costs and come back to the Board.

NEW BUSINESS

- A. Request by Coastal Engineering to accept pier, ramp and float location for Peter & Lisa Hennessy – *discussion and possible vote*

Chairman Ballantine reported that this request has been approved by both the Conservation Commission and Waterways Committee. He noted that it is only coming before the Board as we are abutters and they need indication that we are closer than 25 feet from the property line. Mr. McManus moved to approve the location as recommended by those two bodies at 637 Route 28 and also state that we have no objections to being closer than 25 feet to the property line. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote.

- B. Letter to MassDOT regarding Sidewalk Construction Future Maintenance – *discussion and possible vote*

After a brief discussion, Mr. McManus moved to approve and send the letter. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

SELECTMEN'S REPORT

- A. Board of Selectmen's Rules of Operation – *discussion*

The Board did not discuss this item.

Mr. McManus thanked the staff of the Town for all their assistance over the years.

ADJOURNMENT

Ms. Cebula moved to adjourn at 8:31 p.m. Mr. Hughes seconded the motion and the motion carried by a unanimous vote.

Respectfully submitted,

Ann Steidel
Recording Secretary

**REPORT TO THE BOARD OF SELECTMEN
HARWICH MIDDLE SCHOOL REPURPOSE COMMITTEE**

The Harwich Board of Selectmen ("BOS") appointed the Harwich Middle School Repurpose Committee ("The Committee") in August 2014. The charge to the Committee was to maximize the public benefit and return on investment for the Harwich Middle School ("HMS") for the Town of Harwich. The initial goal was a recommendation by the Committee to the BOS by January 2015.

The Committee had its first meeting on September 8, 2014 and selected a Chairman, Vice Chairman and Clerk. Since that time the Committee has met almost every two weeks or approximately 14 times. Various Committee members, members of the public and potential users have toured HMS a number of times. On December 3, 2014 and March 16, 2015 the Committee held public hearings specifically to receive input from interested parties. Both public hearings were well attended with extensive public comment. A summation of these meetings may be found in the appended minutes.

In addition to public hearings, the Committee received numerous items of correspondence which are appended to this report.

In January 2015 a Request for Information ("RFI") was issued. On January 30, 2015 the committee received seven written responses in addition to comments from two town departments. A summary of these submissions follows:

- The Partnership School of Cape Cod - looking to lease 8,000 to 10,000 gross square feet for up to 100 students in grades Pre K through Six.
- Cape Cod Culinary Incubator - looking to lease the kitchen and cafeteria only.
- Wise Living – proposing a 40 unit, 40B independent Senior Living Rental facility using all of the existing building as well as the cafeteria and kitchen and open to sharing space with other uses.
- Town Hall - suggested as part of a letter from a Harwich resident for repurpose as a "building of purpose to bring revenue to the town and visitors to Harwich Center".
- Recreation and Community Center - suggested availability of the gym and auditorium for a variety of programs and use by interested residents and groups.
- Stratford Capital Group - proposing 62 units of Affordable Senior Housing financed, in part, with federal and state loans as well as grants and credits.
- A letter of interest from the Children's Center that was withdrawn.
- A letter from a resident supporting a 3D educational printing facility.

The Committee consolidated these expressions of interest into three options for further consideration:

- Senior housing in combination with public or other use of the gymnasium and auditorium.
- Relocation of town hall with a variety of possible secondary users of the gymnasium, auditorium, cafeteria, some classrooms, etc.
- Demolition of the building with land available for future recreation, school or other municipal purposes

On April 27, 2015 the Committee approved the following motion by a 3-2 vote:

After given full consideration and input to all issues in regards to the charge the Selectmen have given the Middle School Re-Purpose Committee, including the majority of comments at the Public Hearings. The Committee has set in order of priority three recommendations for the Boards consideration.

1. The Town should retain ownership of the property and existing Buildings and further explore the use of buildings as a Town entity in combination with the community uses expressed by non-profit groups within the RFI. This action should include, yet not be limited to, the exploration of the sale of other Town buildings presently occupied as to offset cost and encourage consolidation.
2. The Town should retain ownership of the property and further explore the demolition of portions or all of the buildings. The Committee has solicited estimates to achieve removal of the buildings yet has not, to date, explored the final use of open space, ie; sports fields, grass, additional parking and use for elementary school.
3. Re-Issuing an RFI for the purpose of constructing Housing on the site. The Committee has reviewed the current proposals for housing and have concerns on matters pertaining to funding, percentage of affordable units vs market, the impact of any such development in that it needs to address current housing needs such as work force units and starter homes for the young Harwich residents. The Committee also feels it would be a disservice to the town to proceed with one respondent given the value of the Building and the property.

On May 13, 2015 the Committee further discussed information to be submitted to the BOS. The Committee voted to add the following request regarding revenues and expenses for the above three options.

Considering both the benefits and burdens of each option, it would seem that the Committee has reached the point where any additional comment on either revenue or expense would be mere speculation. If the Town chooses to retain the property, we request that the BOS authorize a professional review of both the costs of development for HMS and the potential revenue derived from various uses. We would request a small study be done by a consultant to determine how much of the building needs renovation and the range of costs to renovate. The consultant should

look at the full cost of ownership including operations and maintenance. This study also could include an estimate of demolition costs. Further, the cost of elimination of a shared septic system could be reviewed to determine savings to the Monomoy School District. Given the potential total costs of renovation and reuse, this small investment will eliminate guess work and provide answers requested by Town Meeting.

We have been scheduled to present this report at your May 18th meeting. We are prepared to do further work on this important project, but we will await further direction from you first.

Sincerely,

The Harwich Middle School Repurpose Committee

Larry Brophy, Chairman
Clement Smith, Vice Chairman
Richard Gifford, Clerk
Michael MacAskill
William Lean

Related Documents - 5/18/15 BOS Meeting

- 01 Agenda.pdf
- 02 Chapter 90 Request.pdf
- 03 Appt. of Admin. Asst..pdf
- 04 Common Victualler Renewal Perks.pdf
- 05 Entertainment Renewal Perks.pdf
- 06 Rescission of Appointments.pdf
- 07 Public Hearing Fee Amendments.pdf
- 08 Middle School Repurpose.pdf
- 09 Hennessy Pier.pdf
- 10 Letter to MassDOT.pdf
- 11 Rules of Operation.pdf